

VALUATION REPORT

PROPERTY NAME AND STYLE OF:
VIDYASAGAR TEACHERS' TRAINING COLLEGE



VALUATION DONE BY : VR. SUMAN KUMAR BOSE

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REF: VR/MISC/03/21

Date: 22.03.2021

VALUATION REPORT AND VALUATION ABSTRACT

RE.: A TEACHERS TRAINING UNIT IN THE NAME AND STYLE "VIDYASAGAR TEACHERS' TRAINING COLLEGE" SITUATED AT MIDNAPUR, IN MOUZA: SEKHPURA, J.L NO.: 172, ON R.S. PLOT NO.: 69, 70 71 & 72, L.R. PLOT NO.: 171, L.R. KHATAN NO.: 258, P.O.: MIDNAPUR, P.S.: KOTWALI, DIST.: PASCHIM MEDINIPUR, PIN.: 721 101, HOLDING NO.: 93, WARD NO.: 22, UNDER MIDNAPUR MUNICIPALITY, COMPRISING OF:

- (A) 178.00 DECIMALS LAND COMPONENT,
- (B) COLLEGE BUILDING, HOSTEL, CANTEEN, TOILET, BOUNDARY WALL ETC. AND
- (C) OTHERS INFRASTRUCTURES

To ascertain Market Value (M.V) of the fixed assets of the above College unit in favour of the "Vidyasagar Teachers' Training College", as on date of inspection dated 28.02.2021 for the purpose of Asset Declaration.

1. INTRODUCTION:

Pursuant to the Request from Dr. Manoranjan Bhowmik, Principal of "Vidyasagar Teachers' Training College", to ascertain "MARKET VALUE" (M.V) of the property under consideration, its neighbourhood area had been seen and inspected on 28/02/2021 in presence of Principal and the property had been identified by them.

1.1. Copies of following documents relevant to the property are supplied by the Authority:

- 1) Copy of Deed of Conveyance No.: I-4695, dt.: 24/07/1969.
- 2) Copy of Site Plan.
- 3) Copy of Building plan.
- 4) Copy of BLLRO Record.

2. DESCRIPTION OF THE PROPERTY:

Property under consideration is a Teachers' Training unit with 178.00 Decimal land component situated at Midnapur, Holding No.: 93, Ward No.: 22, Mouza.: Sekhpura, J.L No.: 172, on Plot Nos. 69, 70, 71 & 72, Under Midnapur Municipality, P.O.: Midnapur, P.S.: Kotwali, Dist.: Paschim Midnapur, Pin.: 721 101. The property is situated by the side of Keranitala – Collectorate road on its eastern side and one municipal road on its western side. The property is situated at heart of the Midnapur town. All civic and commercial facilities such as School, College, Market, Bank, Post Office, Govt. Offices etc. are located with 0.5 to 0.7 km away from the property.



[Signature]
Principal
Vidyasagar Teachers Training College
Paschim Medinipur

Contd.....P/2



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-2-

2.1 Physical Description of the property:

Building/structure	Number of floor	Type of Construction	Year of construction	Total Built up area
Two storied Women's Hostel	Two storied	RCC Framed brick built with RCC Roofing	2015-2016	5136.00 sq. ft.
Two storied Auditorium Building	Two storied	RCC Framed brick built with RCC Roofing	1990-1991	5566.00 sq. ft.
Block-A	Three storied	RCC Framed brick built with RCC Roofing	2010-2011	12783.00 sq. ft.
Block-B	Single storied	RCC Framed brick built with RCC Roofing	2013-2014	1990.00 sq. ft.
Administrative Building	Two storied	RCC Framed brick built with RCC Roofing	1970-1971	4853.00 sq. ft.
Toilet	Single storied	RCC Framed brick built with RCC Roofing	2008	517.00 sq. ft.
Canteen	Single storied	RCC Framed brick built with RCC Roofing	2008	586.00 sq. ft.
Boy's common room	Single storied	RCC Framed brick built with RCC Roofing	2008	560.00 sq. ft.

2.2 The above property bounded as follows:

Physical adjoining properties:

North – High Drain

South – Residence of others

East – Road.

West – Road.

3. RELEVANT DATA/ INFORMATION IN RESPECT OF THE PROPERTY UNDER REFERENCE:

3.1 Purpose of valuation: **Asset Declaration.**

3.2 Date of valuation: 22/03/2021

3.3 Date of inspection : 28/02/2021

3.4 Total land area: 178.00 Decimals

3.5 Total life of the buildings: 80 yrs. (Subject to proper repairing & maintenance)

3.6 'Govt. Guideline value of land' assessed and published in official website of Directorate of Registration and Stamp Revenue Govt. of West Bengal vide service count no. 4701866 dt. 22/03/2021 is collected and given below as reference,

Mouza	L.R. Plot No	Nature of land	Guideline Value of land in Decimal
Sekhpura	171	"Bastu"	₹13,73,283/- per decimal

3.7 From local enquiry and market investigation it reveals that the rate for vacant commercial plot in and around the site varies between @ ₹15,00,000.00 per cottah to @ ₹20,00,000.00 per decimal, depending upon, location, situs, shape, size and other factors.

Thus @ ₹15,00,000.00 per decimal may reasonably be taken as land value for the above stated case for the purpose of valuation.

Contd..... P/3



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-3-

3.8 COST OF CONSTRUCTION:

Plinth area rate of C.P.W.D. for up to six storied building having plinth height 2.9M as on dt.01.10.07, vide circular no. 62/SE(SS)/EE-I/AE/II/PAR/05-06 dt.02-01-06, @ ₹9000/- per sq.m. excluding Electrification and Sanitary.

The CII for the year 2007-2008 = 129

The CII for the year 2020-2021 = 301

Thus considering the above CII, @ 5 % cost for internal electrification and for water supply adopted cost of construction as on 2020-21 comes to = ₹20,999.99 per sq.m. or ₹1951.49 per sq.ft. for reference for cost of construction per sq.ft.

3.9 Considering the above CPWD rate, CPWD specification, Age, specification and height of the building under consideration, cost of construction for the above building may reasonably be taken as below:

Building/structure	Depreciated Rate taken (in ₹)
Two storied Women's Hostel	G. floor: ₹1,300/- sq. ft., 1 st floor: ₹1,300/- sq. ft.
Two storied Auditorium Building	G. floor: ₹1,300/- sq. ft., 1 st floor: ₹1,300/- sq. ft.
Three Storied, Block-A	G. floor: ₹1,300/- sq. ft., 1 st floor: ₹1,300/- sq. ft., 2 nd floor: ₹1,300/- sq. ft.
Single Storied, Block-B	G. floor: ₹1,200/- sq. ft.
Two storied, Administrative Building	G. floor: ₹1,300/- sq. ft., 1 st floor: ₹1,300/- sq. ft.
Single Storied, Toilet	G. floor: ₹1,000/- sq. ft.
Single Storied, Canteen	G. floor: ₹1,200/- sq. ft.
Single Storied, Boy's common room	G. floor: ₹1,200/- sq. ft.

Contd.....P/4




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-4-

4. METHOD OF VALUATION:

CLASSIFICATION OF PROPERTIES, VALUE INGREDIENTS, VALUE ELEMENTS, APPROACH AND METHOD OF VALUATION:

DESCRIPTION OF PROPERTY	PROPERTY CLASSIFICATION	VALUE INGREDIENTS	VALUE ELEMENTS	APPROACH TO VALUATION	METHOD OF VALUATION
LAND/BUILDING	MARKETABLE NON-INVESTMENT PROPERTY	UTILITY MARKETABILITY	OWNER'S VALUE MARKET VALUE	MARKET APPROACH	SALE/MARKET COMPARISON & DRC METHOD

5. COMPUTATION OF VALUATION:

Cost Approach method is adopted for valuation of the Property

A) LAND :-Total Area of Land = 178.00 Decimal

Market Rate of Land = ₹15,00,000/- per Decimal

Total Market Value of Land = 178.00 Decimal x ₹15,00,000/- = ₹26,70,00,000/-(A)

B) BUILDING :-

Particulars of Item	Total Area In Sq ft.	Age in Yrs.	Depreciated Cost of construction (as on date)	Value in ₹
Two storied Women's Hostel	5,136.00	05 yrs.	₹1,300/-	₹66,76,800.00
Two storied Auditorium Building	5,566.00	30 yrs.	₹1,300/-	₹72,35,800.00
Three Storied, Block-A	12,783.00	10 yrs.	₹1,300/-	₹1,66,17,900.00
Single Storied, Block-B	1990.00	07 yrs.	₹1,200/-	₹23,88,000.00
Two storied, Administrative Building	4,853.00	50 yrs.	₹1,300/-	₹63,08,900.00
Single Storied, Toilet	517.00	13 yrs.	₹1,000/-	₹5,17,000.00
Single Storied, Canteen	586.00	13 yrs.	₹1,200/-	₹7,03,200.00
Single Storied, Boy's common room	560.00	13 yrs.	₹1,200/-	₹6,72,000.00
Boundary Wall	1100.00 r.ft.	30 yrs.	₹1,200/-	₹13,20,000.00
Total				₹4,24,39,600.00

Therefore, Depreciated replacement cost of the building as on date = ₹4,24,39,600.00.....(B)

Contd.....P/5



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-5-

5.3 VALUATION OF INFRASTRUCTURES:

To ascertain Market Value (M.V) as Depreciated Replacement Cost (D.R.C.) of following infrastructures:

Sl. No.	Item & Specifications	Quantity	Total Value as D.R.C (in ₹)
1.	Wooden High Bench	333	99,900.00
2.	Wooden Low Bench	330	82,500.00
3.	Wooden Table	96	96,000.00
4.	Wooden Chair	177	70,800.00
5.	Wooden Tool	99	9,900.00
6.	Wooden Almirha	24	24,000.00
7.	Wooden Showcase	02	2,000.00
8.	Wooden Rack	04	1,800.00
9.	Wooden Mitsave	04	600.00
10.	Wooden Cot	48	24,000.00
11.	Wooden News Paper Stand	03	600.00
12.	Fiber Table	05	2,000.00
13.	Fiber Chair	66	6,600.00
14.	Fiber Tool	16	640.00
15.	Steel Almirha	46	1,38,000.00
16.	Steel Table	06	2,400.00
17.	Steel Chair	11	2,200.00
18.	Steel Rack	10	3,000.00
19.	Steel Showcase	33	29,700.00
20.	Steel Tool	20	2,000.00
21.	Computer Set	41	1,64,000.00
22.	Computer Table	27	8,100.00
23.	Printer	10	25,000.00
24.	Ceiling Fan	190	57,000.00
25.	Stand & Wall Fan	09	2,700.00
26.	Exhaust Fan	08	1,600.00
27.	Tube Light	260	13,000.00
28.	LCD Projector	06	18,000.00
29.	LCD Screen	07	28,000.00
30.	LCD T.V.	02	10,000.00

Contd.....P/6



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-6-

Sl. No.	Item & Specifications		Value as D.R.C (in Rs.)
31.	Refrigerator	02	6,000.00
32.	Water Purifier	04	4,000.00
33.	Xerox Machine	02	40,000.00
34.	A.C.	04	40,000.00
35.	Different type of Board	25	7,500.00
36.	Different type of Sofa	04	2,000.00
37.	Inverter Set	03	24,000.00
38.	Tea Table	02	2,000.00
39.	Revolving Chair	04	6,000.00
40.	Carrum Board	03	1,500.00
41.	Student Unit (Language Lab)	13	13,000.00
42.	Headphone (Language Lab)	26	7,800.00
43.	Wooden Tressing Table (Geography Lab)	01	2,000.00
44.	Card Cabinete (Library)	05	10,000.00
45.	Card Cabinete Stand (Library)	01	2,500.00
46.	Dias (Wooden)	05	1,000.00
47.	Multi GYM Set		3,00,000.00
48.	Harmonium	02	10,000.00
49.	Keyboard Organ	01	2,000.00
50.	Harmonium Stand	01	500.00
51.	Music System Set		12,000.00
52.	Green Generator	01	3,00,000.00
53.	Gas Oven with Cylinder (Guard Room)	01	1,000.00
54.	Gas Oven with Cylinder (Hostel)	01	1,000.00
Total			₹17,21,840.00

Depreciated replacement cost of the college infrastructures as on date = ₹17,21,840.00..... (C)

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-7-

ABSTRACT VALUE

The, Market Value (M.V) of the property comprised of its land component comes to:

Value of the land component as on date comes to	₹26,70,00,000.00
Value of the buildings/structures as on date comes to	₹4,24,39,600.00
Value of college infrastructures as on date comes to	₹17,21,840.00
Thus, Market Value (M.V) of the property as on date of valuation comes to (A + B + C)	₹31,11,61,440.00

(Rupees Thirty One Crore Eleven Lacks Sixty One Thousand Four Hundred Forty Only)

REMARKS:

1. Value varies with the purpose and date. This report is not to be referred for the purpose and date other than that mentioned herein Para-3 (3.1 & 3.2).
2. The property was inspected on 28/02/2021 in the presence of the Principal Dr. Manoranjan Bhowmik, Principal of the concern.

Enclosed:

- 1) Photographs of the property
- 2) Govt. Guideline value certificate of land
- 3) Site plan of the land
- 4) Google location map

Place: Egra, Purba Medinipur

Date: 22.03.2021

Signature of the Valuer

SUMAN KUMAR BOSE

M. Sc.(REV), AMIS, B.Tech. AIV, AIAV, AMISE, AMISLA
Chartered Engineer (M: 1628628)

Associate Member of Institution of Valuers (A : 17849)

Associate Member of Institution of Surveyors (A.M.: 1392 / IS)

Associate Member of India Society of Engineers (A.M.: 4831)

Associate Member of Valuer & Appraiser (A.M.: E/WVB-1109)

Surveyor / Loss Assessor of IRDA, Govt. of India (Lic. No.: 73384)

Suman Kr. Bose

Govt. Regd. Valuer

WB/CCIT-4/Kol/75/2016-17/Regn of
Valuers / Suman Kr. Bose

Wealth Tax Registration No: W.B/CCIT-4/Kol/75/2016-17/Registration of Valuer / Suman Kumar Bose.

Suman Kr. Bose

Govt. Regd. Valuer

WB/CCIT-4/Kol/75/2016-17/Regn of
Valuers / Suman Kr. Bose

Principal
Vidyasagar Teachers Training College
Paschim Medinipur



Date: 28-02-2021
Location: Egra, Purba Medinipur.

B. Bose
Principal
Vidyasagar Teachers Training College
Paschim Medinipur



Signature of the Approved Valuer
SUMAN KUMAR BOSE
SUMAN KUMAR BOSE
M.SC.(REV.) AMIS, B. Tech., AIV

Chartered Engineer
Consulting Engineer
Approved Valuer
Insurance Surveyor/Loss-Assessor



28-02-2021
Egra, Purba Medinipur.

P. Mohan
Principal
Vidyasagar Teachers Training College
Paschim Medinipur



Suman Kumar Bose
Signature of the Approved Valuer
SUMAN KUMAR BOSE
M.Sc.(REV.) AMIS, B. Tech., AIV

Chartered Engineer
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Date: 28-02-2021
 Place: Egra, Purba Medinipur.

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 Approved Valuer
 Insurance Surveyor/Loss-Assessor



Market Value of Land

Marked skills as mandatory
 District: Block: Gram Panchayat:

Proposed Land Use:

Area of Land: Sq. Feet:

Adherent to Model Rules:

Exemption by Govt:

Encroachment:

Type of Character's status:

Plot No:

Nature of Land (as recorded in RDS):

Status:

Total Area of Land (Sasmal):

Yes / No:

District: Block: Gram Panchayat:

Proposed Land Use:

Area of Land: Sq. Feet:

Adherent to Model Rules:

Exemption by Govt:

Encroachment:

Type of Character's status:

Plot No:

Nature of Land (as recorded in RDS):

Status:

Total Area of Land (Sasmal):

Yes / No:

To get further details of property please visit UR portal and LR Database

District: Block: Gram Panchayat:

Proposed Land Use:

Area of Land: Sq. Feet:

Adherent to Model Rules:

Exemption by Govt:

Encroachment:

Type of Character's status:

Plot No:

Nature of Land (as recorded in RDS):

Status:

Total Area of Land (Sasmal):

Yes / No:

District: Block: Gram Panchayat:

Proposed Land Use:

Area of Land: Sq. Feet:

Adherent to Model Rules:

Exemption by Govt:

Encroachment:

Type of Character's status:

Plot No:

Nature of Land (as recorded in RDS):

Status:

Total Area of Land (Sasmal):

Yes / No:

Market Value: Rs. 24.68.475.

Details of Land Record			
Plot No.	Plot No. (LR)	Classification of Plot	Share Area (Acres)
171	228	Agri	1.500000

Principal
 Vidyasagar Teachers Training College
 Paschim Medinipur



Vidyasagar Teacher's Training College

Present Time 25th Street
4.2 11 reviews
College

-
-
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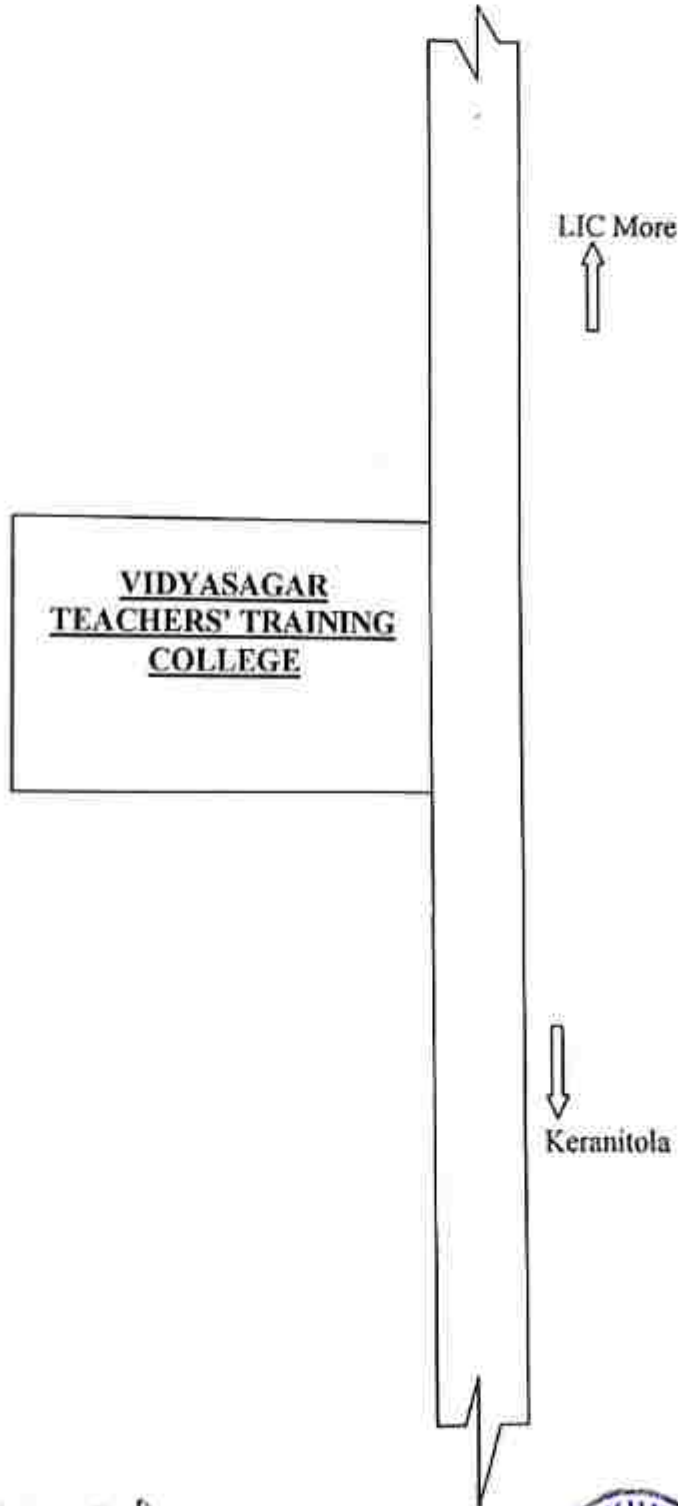
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Principal
Vidyasagar Teachers Training College
Paschim Medinipur



ROUTE MAP



Suman Kumar Bose
Principal
Vidyasagar Teachers Training College
Paschim Medinipur

